

FREEHOLD



House - End Terrace (EPC Rating: )

**56-58 COWRAKES ROAD, HUDDERSFIELD,  
HD3 3ST**

Offers In The Region Of

**£395,000**



# 3 Bedroom House - End Terrace located in Huddersfield

56/58 COWRAKES ROAD, LINDLEY, HD3 3ST

An interesting and spacious Grade II listed end through terrace cottage, occupying a generous plot with delightful, well stocked gardens. The rear garden area including the garage is approximately 540 sq.yds.

## ENTRANCE HALL

7'6" x 16'

With plate rack, beamed ceiling, stairs to first floor, understairs store, stone flagged flooring, window and entrance door to front.

## SITTING ROOM

11'10" x 15'7"

With stripped oak flooring, radiator, stone fireplace, part tiled inset, beamed ceiling, windows to front and side, serving hatch to living kitchen

## INNER REAR HALL

With step and leading into

## SHOWER ROOM

5'10" x 7'11"

Separate shower compartment, Mira shower fitting and tray, vanity unit, low flush wc, radiator, plumbing for automatic washing machine, obscure glazed window to rear, fully tiled walls, sliding door access.

## OPEN PLAN LIVING KITCHEN

20'3" x 10'3"

With breakfast area, bench seating, windows to front, side and rear, ceiling spotlighting, the kitchen area includes an island unit with NEFF 4 ring electric hob, double drainer stainless steel sink unit, overhead fan, built in NEFF double oven, part tiled walls, ceramic tiled floor.

## REAR ENTRANCE PORCH

5 x 6

With cloak rail, ceramic tiled floor, window to side, access door to rear.

## FIRST FLOOR

### LANDING/STUDY

7'7" x 15'9"

With radiator, trap door access to roof void, window to front (the study area was previously a 4th bedroom, measuring 7'7" x 8'6" and could be reinstated if required).

### BEDROOM 1

13'6" x 16'

Fitted wardrobes to eaves, radiator, windows to side, wall light points.

### BEDROOM 2

11'9" x 7'10"

Radiator, friese rail, windows to front and side, ceiling covings, inset display niche with pine panelling, dado rail.

### BEDROOM 3

8'0" x 7'6"

With hanging rail, radiator, window to side

### REAR LANDING AREA

Stepped down with access into main bedroom 1.

### BATHROOM

5'9" x 7'0"

With radiator, Roca fittings, wash basin, low flush wc, panelled bath, shower attachment, fully tiled walls, obscure glazed window to rear.

### OUTSIDE

Driveway with turning and additional car parking areas, gravelled, stone boundary walling, greenhouse, tree lined borders, well stocked mature gardens to front and rear, random stone path to front, timber gates. Rear stone paved patio, mature trees, fruit trees, ornamental pond, weeping willow. Natural habitat for bird and wildlife. Rear garden area equates to 540 sq.yds approx.

### LARGE DETACHED DOUBLE GARAGE

17'0" x 24'0"

Stone built, tiled roof, remote controlled up and over door, power and lighting, windows to two sides, access door leading into

### STOREROOM

7'6" x 10'6"

With solar power, power and lighting, door to garage to side.

### SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

### VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)



#### ENERGY BAND

The property is Grade II listed no EPC available.

#### DIRECTIONS

From Lindley village centre proceed past the shops to the cross roads at the end of the village and turn left onto West Street. Follow West Street which in turn merges into Cowrakes Road. Ascend Cowrakes Road for a short distance before turning right along the narrow unmade track leading to the subject property and neighboring cottages. Keep to the lane, bearing to the right when approaching the driveway to No. 56/58 Cowrakes Road.

#### SOLICITORS

TBC

#### EXTRAS

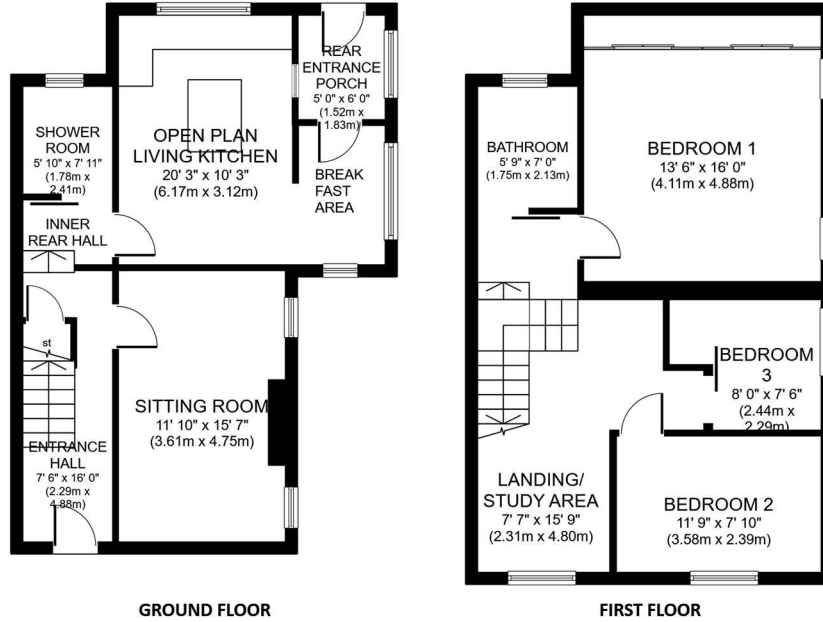
Carpets, curtains and light fittings included as seen.

#### NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



56-58 COWRAKES ROAD, LINDLEY, HD3



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

C

Energy Performance Graph

Call us on

01484536799

[info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

